

WARNER ROBINS PLANNING AND ZONING COMMISSION

Meeting of March 10, 2020

The regular meeting of the Warner Robins Planning and Zoning Commission was held on March 10, 2020, at 5:30 PM at City Hall. Those members present were Jeffrey Rowland, Arthur Head, Joyce Phillips, Eric Blazi and Steve Miner. Sherri Windham, Josh Buchanan, and Darin Curtis were also present.

Mr. Rowland opened the meeting of the Planning & Zoning Commission by explaining the procedures of the meeting. Mr. Rowland explained that due to regulations, all approved requests for home occupation licenses, rezonings, annexations, and special exceptions with the Planning and Zoning Commission would next be forwarded to Mayor and Council for final approval. Mr. Rowland asked Ms. Windham to provide any staff remarks for petitions being heard.

Mr. Rowland asked for a motion to approve the minutes from the Planning and Zoning meeting held on February 11, 2019. Mrs. Phillips made the motion to approve the minutes with the stipulation that a correction be made to item #7 on the minutes, to include the notation regarding the vote. Mr. Blazi seconded the motion. The motion carried unanimously.

Mr. Rowland then called the first item on the agenda.

1. Meirav Swissa – 1300 Moody Road – Request permission to operate a cosmetics and jewelry sales business as a home occupation. Meirav Swissa was present. Mrs. Swissa stated that she would set up to sell her products in kiosks at malls or events. Mrs. Phillips asked if Ms. Swissa would have customers shop at her home. Ms. Swissa stated that no customers would come to her home. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

2. Mohamed Museitef – 219 Stacy Lane – request permission to operate an online retail business as a home occupation. Mohamed Museitef was present. Mr. Museitef stated that no customers would come to his home. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

3. Samuel L. Williams, Jr. – 121 Landings Drive – request permission to operate a handy man business as a home occupation. Samuel Williams was present. Mrs. Phillips asked where Mr. Williams intended to store his trailer, as notated in his application. Mr. Williams explained that he would store his equipment in a storage unit until he can purchase a trailer. Mr. Williams stated that when he purchases his trailer, it will be kept in his driveway. No one was present in opposition.

The motion was made by Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

4. Glywin Cha-Tom – 106 Blair Street – request permission to operate a camera sales and installation business as a home occupation. Glywin Cha-Tom was present. Mr. Cha-Tom stated that all supplies will be ordered as needed, and stored at his home until he can install the equipment for his client. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

5. Maureen R. Walker – 206 Garden Court – request permission to operate a jewelry sales business as a home occupation. Maureen Walker was present. Ms. Walker

stated that her items would be sold online and mailed directly to her customers from the post office or her mailbox. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request the motion carried unanimously.

6. Susan Horne – 110 Kestral Way – request permission to operate a jewelry sales business as a home occupation. Susan Horne was present. Ms. Horne state that her products would be ordered online, that no customers would come to her home, and that her products would be shipped directly to her customers via USPS. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

7. Ashonda Jackson – 121 Maryjay Drive – request permission to operate a cleaning business as a home occupation. Ashonda Jackson was present. No one was present in opposition.

The motion was made by Mrs. Phillips and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

8. Maria Elizabeth Hernandez – 208 Ledford Way – request permission to operate a cleaning business as a home occupation. Maria Hernandez was present. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mrs. Phillips to recommended approval of the request. The motion carried unanimously.

9. Patricia Mathis – 200 Royal Arbor Court – request permission to operate a homecare business as a home occupation. Patricia Mathis was present. Ms. Mathis explained that she would provide services such as cooking, cleaning, and bathing to her clients. Mr. Miner asked how many employees she intended to have. Ms. Mathis stated that she did not intend to hire any employees, and that she would work alone. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

10. Dianne Trueblood – 51 Cohen Walker Drive, Apt. 1905 – requests permission to operate a geriatric homecare business as a home occupation. Dianne Trueblood was present. Ms. Trueblood stated that she would provide long-term care to help ease the burden that family members experience when caring for their relatives. Ms. Trueblood added that her son, an attorney, will also provide legal aid to Ms. Trueblood's clients, free of charge. No one was present in opposition.

The motion was made by Mr. Miner and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

11. Emily Smith – 415 Erin Way – request permission to operate a bookkeeping and tax services business as a home occupation. Emily Smith was present. Ms. Smith stated that she would handle mainly commercial accounts, whereas she would visit her client's locations and collect all necessary data, and prepare the taxes without the need for clients to come to her home. No one was present in opposition.

The motion was made by Mrs. Phillips and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

12. Gloria Vanegas – 502 Arrowhead Trail – requests permission to operate a buying, selling and renovating of homes business as a home occupation. Gloria Vanegas was present. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Head to recommend approval of the request. The motion carried unanimously.

13. Areulior Thompson – 104 Verandah Court – request permission to operate an online fitness business as a home occupation. Areulior Thompson was present. Ms. Thompson explained that she would host training sessions over the internet, and that no clients would come to her home. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Miner to recommend approval of the request. The motion carried unanimously.

14. Jason Pincus – 102 Lincolnshire Way – request permission to operate a cleaning business as a home occupation. Jason Pincus was not present.

The motion was made by Mr. Blazi and seconded by Mr. Head to table the request. The motion carried unanimously.

15. Ashley N. Lawson – 100 Camellia Circle – requests permission to operate an online retail business as a home occupation. Ashley Lawson was present. Ms. Lawson stated that she would sell her products online and that all products would ship directly to her customers. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Miner to recommend approval of the request. The motion carried unanimously.

16. PROPERTY SUBDIVIDING – Land Engineering – 3000 Watson Boulevard – Brad Bowden was present to represent Land Engineering – Mr. Bowden explained that no additional curb cuts were involved in the sub-dividing. Josh Buchanan stated that he had no objection to the request. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mrs. Phillips to approve the request. The motion carried unanimously.

17. REZONING – Second Baptist Church requests the rezoning of property located at Hwy 96, South of Cartwright Road totaling 104.883 acres of land from the zoning of R-2[Single Family Residential], R-3[General Residential], and R-4[Multi-Family Residential] to the zoning of C-2[General Commercial]. Lee Peacock was present to represent Second Baptist Church. Mr. Peacock stated that his client intends to build a sports complex on the property, adding that traffic will not be an issue at the property because there is already a deceleration lane installed for access. Mrs. Phillips asked why the request was made to change the zoning to commercial, when the intended use is permitted by a special exception in the current zoning. Mr. Peacock explained that the front parcel on Hwy 96 is already zoned C-2 commercial, but that the intent is to combine the properties under one zoning. Sherri Windham stated if rezoned, that no activity that generates excessive noise, light, or dust would be permitted less than 250ft from a residential structure, and that all property lines that abut residential districts must be adequately buffered, per the requirements of section 67 of the zoning regulation. Mr. Peacock acknowledged the requirements and noted that all property lines that abut residential are currently densely buffered by natural vegetation and trees. No one was present in opposition.

The motion was made by Mr. Blazi and seconded by Mr. Miner to recommend approval of the request. The motion carried with Mr. Blazi, Mr. Miner, Mr. Head, and Mr. Rowland voting yes, and Mrs. Phillips voting no.

18. ANNEXATION – LeClay, Inc. requests the annexation of property located at Wrasling Way, East of S Houston Lake Road and West of Moran Drive from the zoning of C-2[County] to C-2[City] Clay Smith was present to represent LeClay,

Inc. Mrs. Phillips stated that she would like to see development be overseen by the Engineering and Building Departments, to ensure that any changes in traffic flow are handled responsibly. Josh Buchanan affirmed that his office is heavily involved in the approval of development plans. No one was present in opposition.

The motion was made by Mr. Head and seconded by Mr. Blazi to recommend approval of the request. The motion carried unanimously.

19. ANNEXATION – JTS Realty Investments, LLC. requests the annexation of properties located on the East and West side of Bitten Drive, North of Hwy 96 and South of Chilton Place, together totaling 9.93 acres, from the zoning of C-2[County] to C-2[City]. Clay Smith was present to represent JTS Realty Investments, LLC. No one was present in opposition.

The motion was made by Mr. Miner and seconded by Mrs. Phillips to recommend approval of the request. The motion carried unanimously.

As there was no further business for discussion, the meeting was adjourned at 6:07p.m.